



Farmers and Merchants Bank Corona del Mar, CA - Main Branch Facility

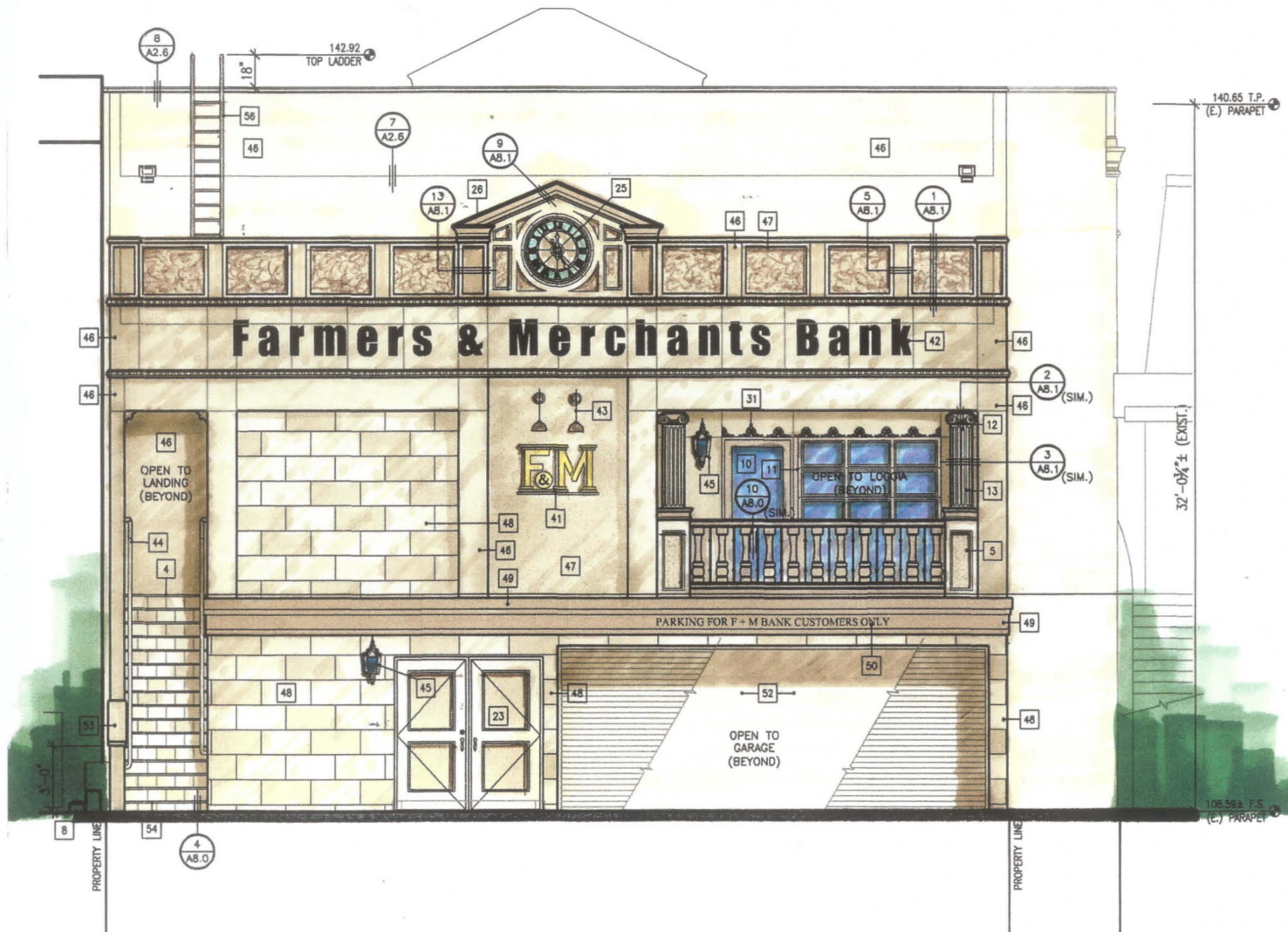
Designed by: Planet Design
William R. Edwards, Architect



Applicant's Presentation
Item No. 4f
F&M Bank Parking Waiver
PA2010-141

Farmers + Merchants Bank Corona del Mar, CA Branch

REAR ELEVATION @ ALLEY FRONTAGE





AERIAL VIEW OF F + M BANK
AND MUNICIPAL LOT



DETAILED AERIAL OF
MUNICIPAL LOT

MODIFICATION OR WAIVER OF OFF-STREET PARKING REQUIREMENTS (20.66.100)

Municipal parking facility (4th and Dahlia) is located so as to be useful in connection with the proposed use - only one block away from FMB employee place of work. Per the CdM 2008 Walker Parking Study and recommendations as well as Planet Design / FMB observations over the past four (4) months with own documentation, it is clear that the lot is underutilized and that there is sufficient surplus available to Bank employees during their daytime business hours.

The parking demand will also most likely be less than the code requirement as the net public area is significantly reduced due to lesser areas of usage-such as the large Vault, Storage, ATM Room, Elevator, Utilities, etc. In addition, per FMB - the other branches experience less demand for parking due to walk - in customers, etc. Long term occupancy of the building should not generate additional parking demand. It's a local community serving bank, within walking distance for many business patrons and residential customers.

FMB also encourages employees who live in the local area to walk to work. In addition, FMB is also providing bicycle racks at both the Main Level at PCH frontage, and within the basement parking Garage off the Alley, both racks on -site, to encourage alternative means of transportation.

WHY SHOULD THE FMB PARKING WAIVER BE APPROVED?

- Municipal lot at 4th and Dahlia is underutilized / less attractive to business customers, but advantageous and desirable to employees who park and work nearby all-day.
- Guaranteed annual revenue for the City with FMB purchase of ten (10) annual passes.
- Reduction in on-street parking, additional trip counts, traffic congestion / searching for available parking.
- Self-enforced, no extra city time and expense involved.
- Building to be fully renovated and brought to compliance with all codes and accessibility, including ADA parking.
- FMB also assists with overall local parking management by offering its Garage parking for after – hours local restaurant usage with their evening overflow valet parking, thus reducing congestion and need for customer street parking as an alternative.

CORONA DEL MAR PARKING POLICY PLAN
BY WALKER CONSULTANTS 12/18/2008

PAGE 10 – ‘OVERALL, THERE IS SUFFICIENT PARKING IN CORONA DEL MAR TO SUPPORT THE CURRENT LAND USES’, ‘...THERE IS USUALLY AVAILABLE PARKING NEARBY’

PAGE 9 – ‘OFF-STREET PARKING REQUIRES GENERALLY 90 – 95% OF THE FULL SUPPLY’ (THIS WOULD EQUATE TO 28.8 – 30.4 SPACES AT THE SUBJECT 4TH AND DAHLIA LOT, SELDOM MORE THAN 15 SPACES USED, AS OBSERVED)

PAGE 28 – ALTERNATE 1. IMPLEMENT ADDITIONAL POLICIES TO MAKE UNDERUTILIZED PARKING IN THE AREA AVAILABLE, PARTICULARLY TO EMPLOYEES AND OTHER LONG TERM PARKERS...INCLUDING (PAGE 29) ‘FACILITATE AGREEMENTS, EITHER BETWEEN BUSINESSES OR BETWEEN BUSINESSES AND THE CITY, FOR THE PURPOSES OF MAKING UNDERUTILIZED OFF-STREET PARKING AVAILABLE TO PARKERS’

PAGE 32 – RECOMMENDATIONS FROM THE COMMUNITY – “COVER’ THE PARKING METERS IN THE PUBLIC PARKING LOT LOCATED ON CARNATION (4TH & DAHLIA - SUBJECT LOT) ... TO ENCOURAGE EMPLOYEES IN THE AREA TO PARK IN THIS LOT ... RATHER THAN ON THE STREET’. ALSO, ‘PROHIBIT OVERNIGHT PARKING IN THE PUBLIC LOT ON CARNATION’.

EVALUATION OF COMMUNITY RECOMMENDATIONS – PAGE 36 ‘UN- METER THE CARNATION (4TH & DAHLIA) LOT. BECAUSE WALKER’S FIELD SURVEYS FOUND THAT THIS LOT IS OFTEN UNDERUTILIZED’ ‘... IT COULD BE A VIABLE SOURCE OF PARKING FOR SOME EMPLOYEES AND REDUCE PARKING IMPACTS ON ON-STREET CUSTOMER SPACES’.

NOTE THAT BOTH OFF-STREET WEEKDAY AND WEEKEND PEAK OCCUPANCY FOR THE 4TH & DAHLIA LOT BLOCK (45) IS LESS THAN 50% (PER WALKER STUDY – APPENDIX B). ALSO, WALKER’S OFF-STREET OCCUPANCY COUNTS (PG. 3 OF 3) FOR THE ACTUAL 4TH & DAHLIA LOT FOR WEEKDAY DAYTIME BUSINESS HOURS WAS 15 (OF 32) OR < 50%, AND FOR SATURDAY MORNING 14 (OF 32) ALSO < 50%.



FMB – CDM LOCAL MUNICIPAL LOT - LOAD ANALYSIS

(Fourth & Dahlia Avenue Parking Lot Observations)

MONTH	WEEKDAYS (m-f) AM Avg. Usage/# Open	WEEKDAYS (m-f) PM Avg. Usage/# Open	SATURDAYS (9-12) Avg. Usage	AVERAGES
AUGUST	7.16 / 24.84 (77.6%)	10.40 / 21.6 (67.5%)	7.0 / 25.0 (78%)	8.18 / 23.81 (74.4%)
SEPTEMBER	6.10 / 25.90 (80.9%)	6.27 / 25.73 (80.4%)	9.20 / 22.8 (71.3%)	7.19 / 24.81 (77.5%)
OCTOBER(*)	3.25 / 28.75 (89.8%)	7.89 / 24.11 (75.3%)	8.07 / 23.93 (74.8%)	6.40 / 25.6 (80.0%)
DAILY AVGS.	5.50 / 26.49 (82.76%)	8.19 / 23.81 (74.4%)	8.09 / 23.91 (74.7%)	

KEY POINTS

THIS IS AN INFORMAL SURVEY OF THE PARKING USAGE AT THE 4TH AND DAHLIA AVE. CNB MUNICIPAL LOT TAKEN DURING TYPICAL BUSINESS HOURS ON WEEKDAY MORNINGS (8 – 12) AND AFTERNOONS (12 – 6), AS WELL AS SATURDAYS (8-12) OVER MORE THAN A 2 – MONTH PERIOD, CONDUCTED BY PLANET DESIGN, THE FMB PROJECT ARCHITECTS. THIS IS NOT INTENDED TO BE A PROFESSIONAL SURVEY BUT THE PURPOSE AND RESULTS ACHIEVED CAN PROVIDE A GENERAL OVERVIEW OF THE TYPICAL USAGE OF THIS MUNICIPAL FACILITY, TO BE UTILIZED AS A GUIDELINE FOR THE FEASIBILITY AND IMPACT OF ITS USE AS A NEARBY, CONVENIENT AND ACCESSIBLE LOCATION FOR OFF-SITE PARKING TO BE PURCHASED FOR THE EMPLOYEES OF THE FARMERS + MERCHANTS BANK.

THE RESULTS OF THIS INFORMAL STUDY INDICATE THAT THERE IS TYPICALLY A SURPLUS OF AVAILABLE SPACES WELL IN EXCESS OF THE DESIRED NUMBER OF SPACES FOR THE FMB EMPLOYEES AT THIS NEARBY MUNICIPAL PARKING FACILITY, AVERAGING TEN (10 TO FIFTEEN (15) SPACES MORE THAN THE TEN (10) FMB SPACES (AT PEAK TIMES) REQUESTED. FMB DESIRES TO PURCHASE TEN (10) ANNUAL PARKING PASSES FOR THEIR EMPLOYEES USE AT THE NEW BANK FACILITY APPROXIMATELY ONE TO TWO BLOCKS AWAY FROM THE 4TH AND DAHLIA LOT.

(*) October 1, 2010 through October 7, 2010

unique design solutions for a small world...



FMB – CDM LOCAL MUNICIPAL LOT – LOAD ANALYSIS

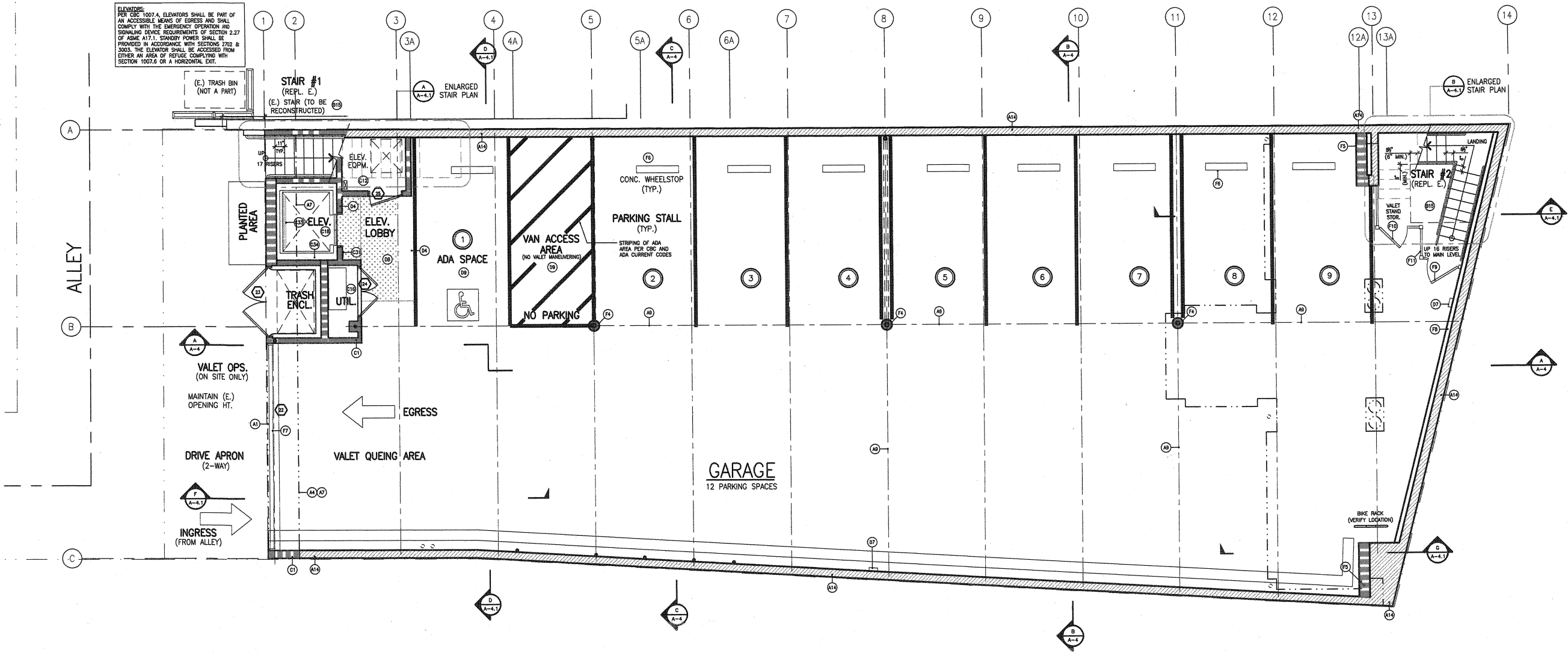
**Fourth & Dahlia Avenue Parking Lot Observations
November 19, 2010 - December 23, 2010 (*)**

MONTH	WEEKDAYS (m-f) AM	WEEKDAYS (m-f) PM	SATURDAYS (9-12)	REMARKS
NOVEMBER (*)	7.19%	27.5%	12.8%	
DECEMBER (*)	24.55%	21.2%	18.75%	

unique design solutions for a small world...

2549 East Bluff Drive Ste. 297 Newport Beach, CA 92660

Tel: USA 949.554.4350 (temporary / Mobile) Fax: 949.720.7205 www.PlanetDesignInc.com
A division of EDWARDS ARCHITECTURAL CORPORATION Email: suze@PlanetDesignInc.com



LOWER LEVEL GARAGE PLAN

PARKING COUNT: NINE (9) SPACES



Farmers and Merchants Bank
Corona del Mar, CA Main Branch Facility

Employee Off-Site Parking Plan
February, 2010



unique design solutions for a small world...

2435 East Coast Highway Ste. 7 Corona del Mar, CA 92625
Tel: USA 949.721.5500 Fax: 949.721.5502 www.PlanetDesignInc.com